

**City of Greensboro Planning Department
Zoning Staff Report
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G & H
Location: **G** – West of the terminus of Northern Shores Lane and east of Woodpine Drive and Moseley Road **H** – South of Air Harbor Road and west of Quail Ridge Drive

Applicant: Joe Gonzalez
Owner: D. Stone Builders, Inc. & Christ Community Church

From: County AG
To: City RS-12

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	Approximately 3.0 dwelling units per acre
Existing Land Use	Undeveloped
Acreage	G – 14.673 / H – 1.827
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded / Open fields <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Christ Community Church & Twin Homes	RS-12 / Co. AG
<i>South</i>	Single Family	CD-PDM
<i>East</i>	Single Family	CD-PDM / Co. RS-40
<i>West</i>	Single Family	RS-12 / Co. RS-40

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN AG (EXISTING) AND RS-12 (PROPOSED) ZONING DISTRICTS
AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.

TRANSPORTATION	
Street Classification	Northern Shores Lane – Local Street.
Site Access	Northern Shores Lane is this development's only point of access at this time.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site Drains to Greensboro Watershed
Floodplains	N/A
Streams	Two intermittent streams on site.
Other	All the proposed built upon area must drain and get treated by a state approved device (pond or similar).

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The annexation and original zoning to RS-12 for the Christ Community Church property was effective on November 30, 1996.

Northern Shores, a component of the Lake Jeanette planned unit development, was annexed and originally zoned to CD-PDM effective April 30, 1997.

These requests are consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. Furthermore, these requests are compatible with existing zoning and development in the immediate vicinity of these two tracts.

The two proposals meet the Growth at the Fringe Goal and Policy 9A.5 as described above. Furthermore, they meet Comprehensive Plan policies of promoting mixed-income neighborhoods and promoting the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: Possibility of wetlands. Any wetland disturbance and or stream crossing disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance. Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of both proposals.